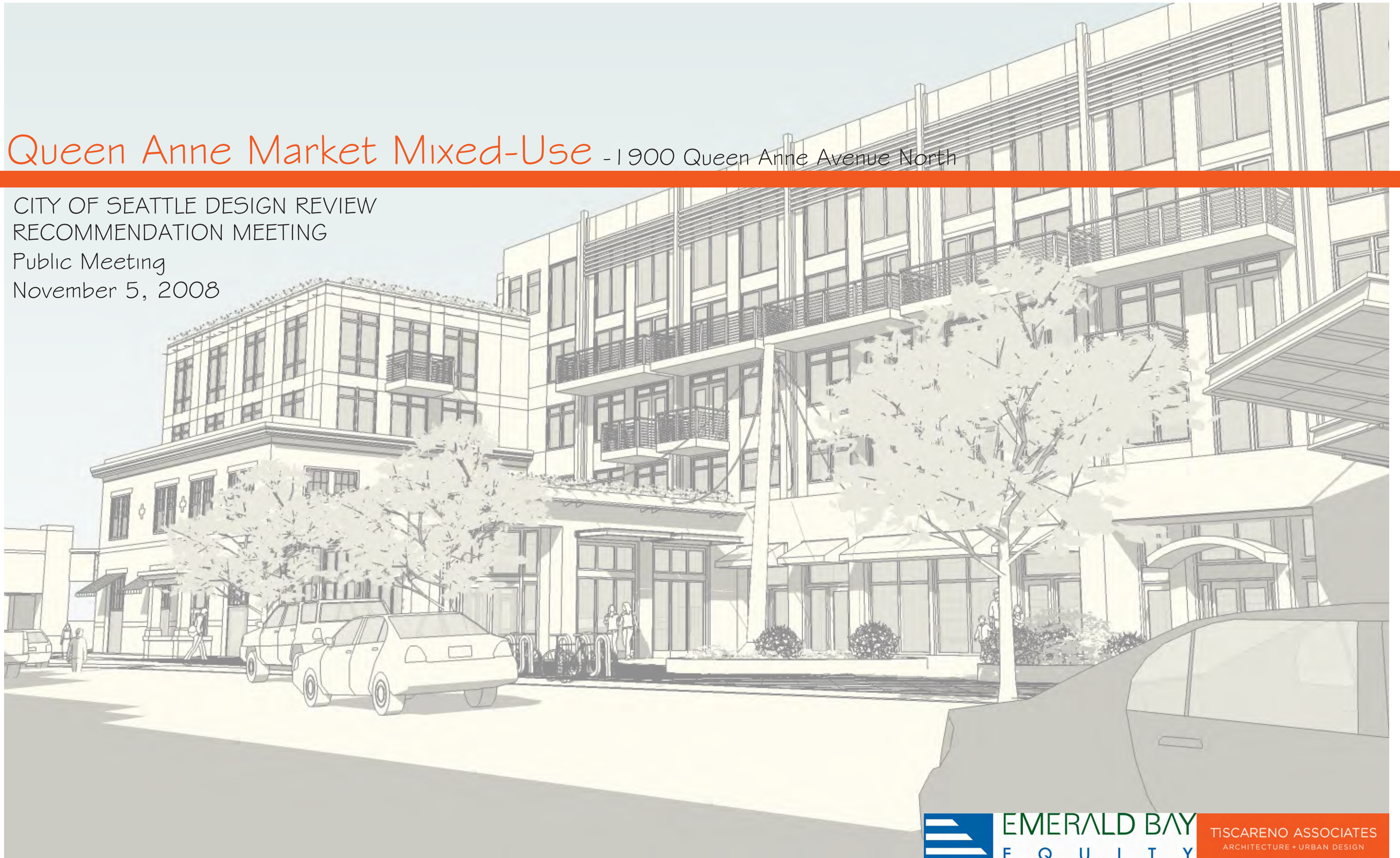


Queen Anne Market Mixed-Use - 1900 Queen Anne Avenue North

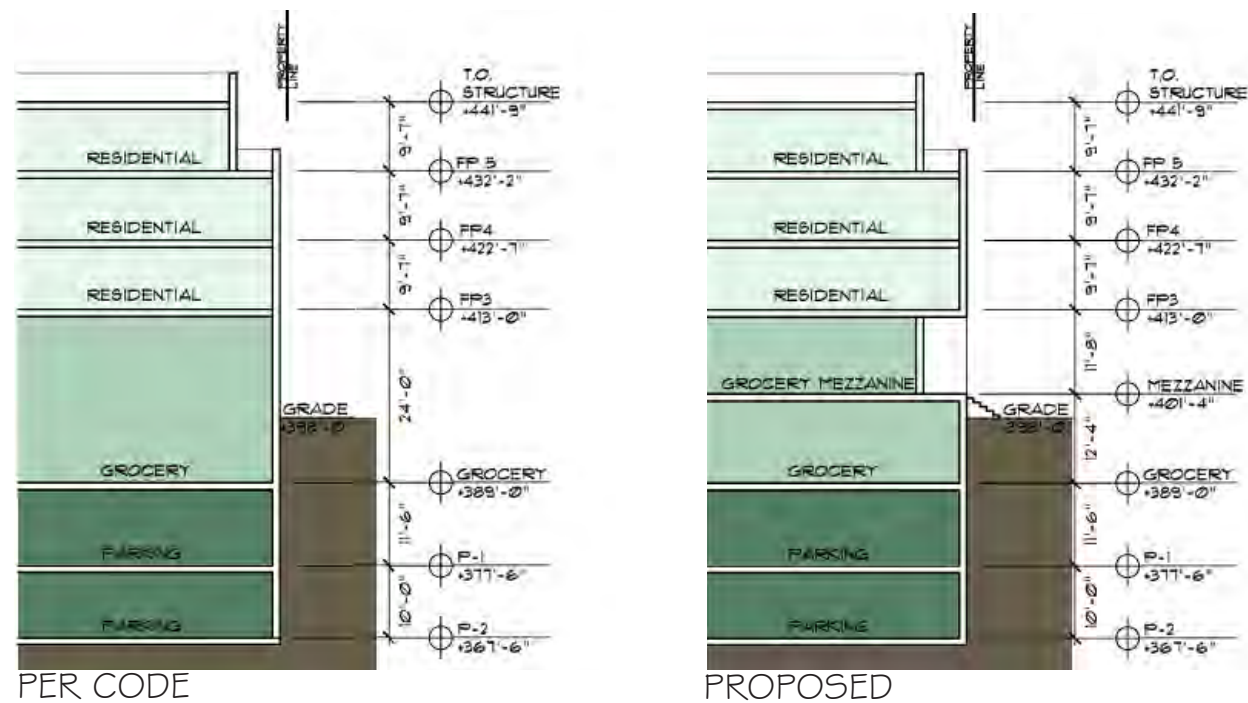
CITY OF SEATTLE DESIGN REVIEW
RECOMMENDATION MEETING
Public Meeting
November 5, 2008



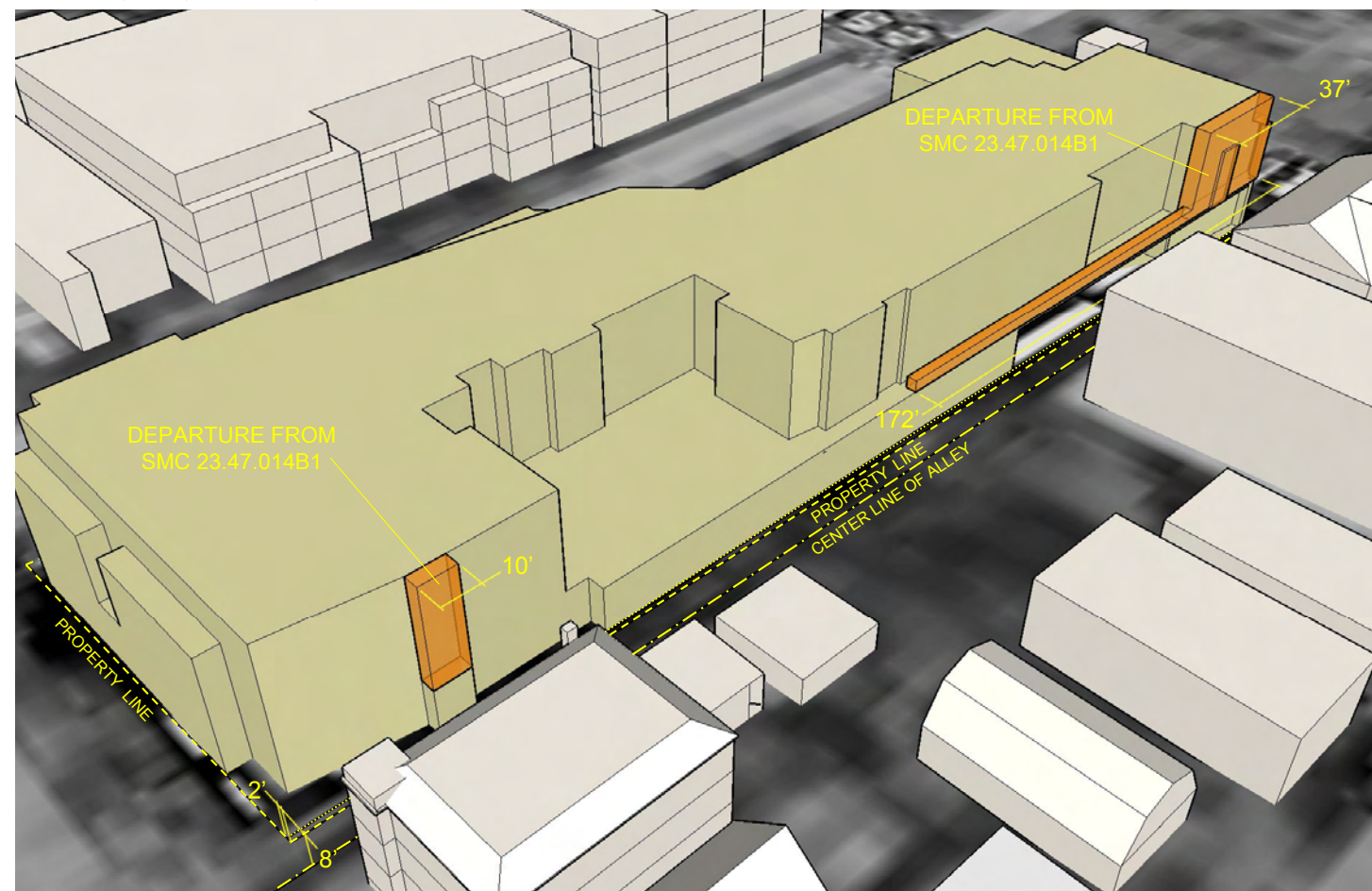
EMERALD BAY
EQUITY

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN

DEPARTURE DIAGRAM- SMC 23.47A.008B3a



DEPARTURE DIAGRAM- SMC 23.47A.014B3

Departure from SMC 23.47A.008B3a- Commercial Depth Requirements

Applicant is seeking a departure from the required height and depth of nonresidential space at the portion of the mezzanine along Howe Street. The code states that non-residential uses must extend a minimum of 15' in depth from the street-level, street-facing façade. It also states that nonresidential uses at street level must have a floor to floor height of at least 13'.

The proposed design of the nonresidential mezzanine space does not meet the min. depth requirements for approximately 16' of the total 40' of street frontage. The floor to floor height currently being shown at this space is approximately 12'-6".

The proposed design introduces a mezzanine space into the Metropolitan Market volume as a location for employee offices and an employee break room. The grade change along Howe Street is substantial; the relationship of the mezzanine space to the sidewalk at Howe Street becomes very important. The Met Market space would meet the depth and height requirements of the code if the mezzanine space were not introduced, however, this would create a condition where the storefronts along Howe would look down into the finished floor of the Met Market, nearly 10' below. We believe that introducing a mezzanine space, with a direct connection to the sidewalk, not only enhances the streetscape and neighborhood, but also helps create a residentially scaled building mass with architectural elements typical of residential typologies (ie. the porch). The floor to floor height of this space is limited based on the allowable height envelope of the development.

Departure from SMC 23.47A.014B3- Rear Yard Setback Requirements

Applicant is seeking a departure from the required 15' setback for a limited portion of the structure above 13'; the applicant is also seeking a departure from the setback requirement above 40' (ratio of 2' of setback for every 10' of height beyond 40').

The proposed design encroaches into the required setback above 13' in two locations: a 9' section of a stairwell near the south end of the site and a 42'-6" section at the northernmost end of the site, across from Queen Anne Baptist Church. The massing of the building along the alley seeks to respond to the location of structures to the east of the alley and steps back in areas where the impact is most likely to be felt. In addition the development has proposed an alley-facing residential courtyard (dimensions 75'wx 42'd) located directly across from single family residences. This courtyard is thoughtfully landscaped to further buffer the development from surrounding uses. The 42'-6" section to the north is located directly across from the tallest structure on the alley, the Queen Anne Baptist Church, and is used as a means of maintaining a solid corner and to help create additional façade modulation. Overall, the horizontal distance that steps back beyond the required minimum (residential courtyard) exceeds the horizontal distance of the areas seeking a departure by 23'-6".

Departure from SMC 23.47A.032A2a- Access to Parking

Applicant is seeking a departure from the requirement that parking access shall be from an improved alley, when located in a Pedestrian Designated Zone.

The proposed development locates parking access off of Crockett Street, near the alley. This location was chosen to help segregate residential and retail vehicular activity from loading, which is located off the alley. This approach greatly reduces the amount of traffic that would utilize the alley, and is seen as more desirable than access off of Howe Street because it is across from an existing Safeway store as opposed to single family residences. Locating the parking access in the northeastern corner of the site helps create desirable relationships to the below grade parking and helps preserve as viable retail street frontage as possible along Crockett Street.



AERIAL VIEW LOOKING SOUTH DOWN QUEEN ANNE AVE N- PROPOSED MASSING

1. The DRB encouraged the applicant to use strong, 90 degree corners at street intersections to help ground the building and to activate the commercial spaces along the right of way. The design has strong corners that help define the pedestrian realm at the street. The southwest corner of the building consists of a glass and steel expression that may be utilized as a secondary entry for the Market space. This space provides overhead weather protection and helps extend the pedestrian activity along the entire length of the commercial space fronting Queen Anne Avenue. Additionally, the northeast corner of the building has been grounded on either side of the garage access and has incorporated an egress door to enlarge the mass at this corner. The east side of this corner is softened on the alley by a large section of green wall.

2. The DRB encouraged the applicant to use large storefront windows, some of which could be operable. The proposed design uses large transparent storefronts along Queen Anne Avenue. Opportunities for operable storefronts have been created along portions of the Queen Anne Ave facing Market facade; at the location of the floral display near the main entry to the Market and at the pavilion building located off the plaza.

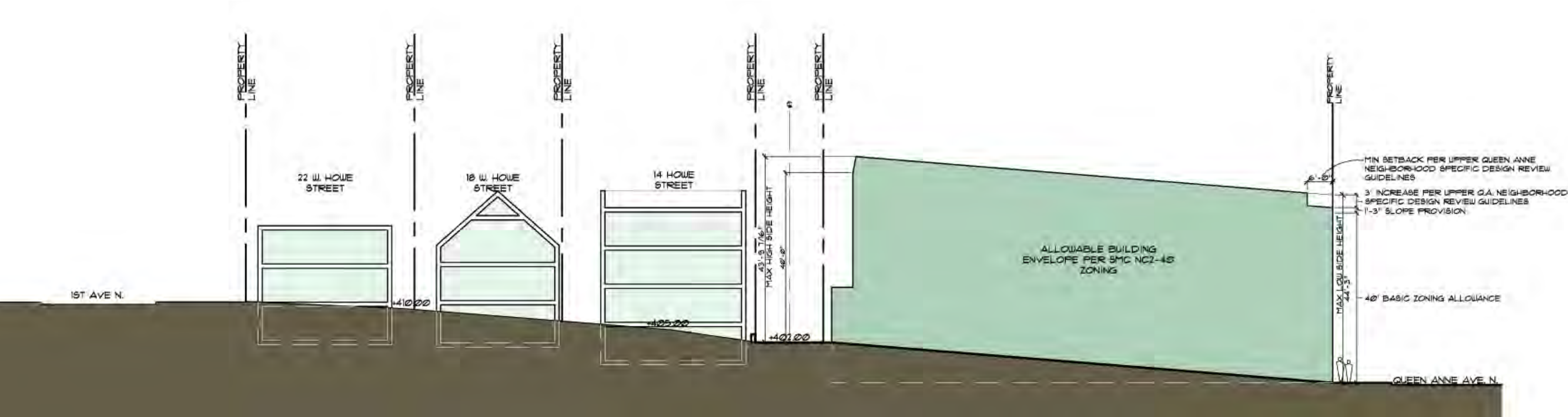
3. Both the public and the DRB suggested that the massing and landscaping along the alley be further defined, and that impacts to the adjacent properties be considered. The proposed massing responds to existing conditions on the other side of the alley. The design continues to include a large residential court opposite single family structures across the alley. Additional landscaping and portions of green wall have been introduced to help soften this edge of the project, and residential scale siding materials have been proposed at the portions of the building nearest single family residences at the request of the neighbors. At the northeast corner of the site, the proposed massing relates to the scale of the Queen Anne Baptist Church buildings and additional modulation has been proposed along portions of this facade. Rooftop mechanical equipment enclosures are also indicated.

4. The DRB and the public asked the applicant to pay special attention to the plaza and stressed that this space should not become overly busy. Of particular interest was the treatment of the tower feature. The applicant has introduced large amounts of landscaping in the wide right-of-ways at Crockett Street and Howe Street and has further developed the landscape concepts for the public plaza and the residential court. The plaza space uses special paving, appropriate lighting and thoughtful landscaping to ensure that it allows flexible use of the space. The tower feature has been eliminated in favor of a simpler "corner store" building that compliments the "New El-frieda." Eliminating the tower helps shift the focus at the plaza from the architecture on the plaza to the plaza space itself, an exchange we believe the neighbors and the DRB will see as desirable.

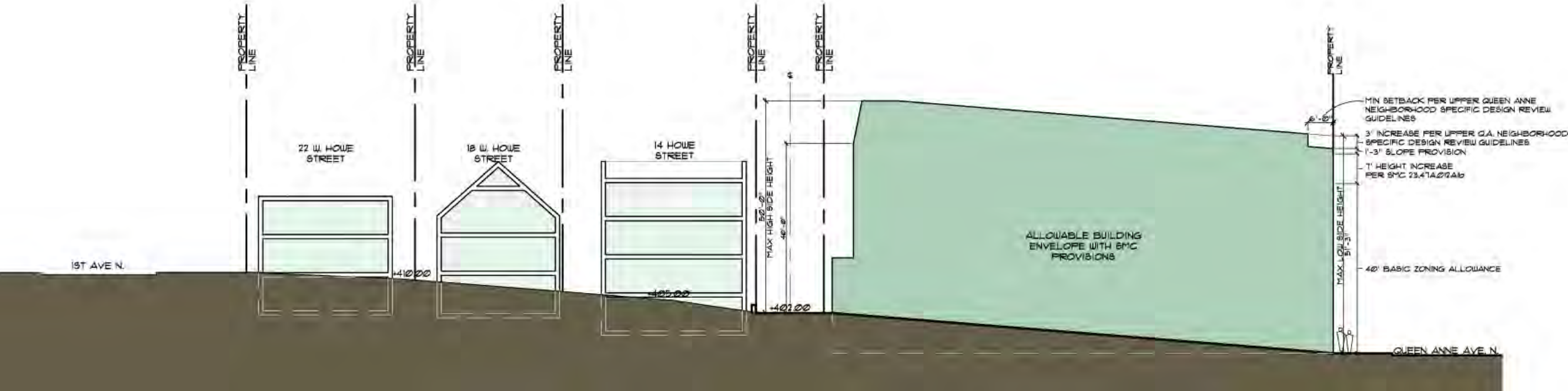
5. The DRB board stressed the importance of the hierarchy of primary and secondary entrances and asked the applicant to show more detail at these locations. The building circulation and access has been further defined and the treatment of the entrances has been a focus of the design as it has evolved. The Market entry features a large canopy with signage opportunities and space for an outdoor floral display. The residential entry has been redesigned in conjunction with the retail/ visitor lobby and now commands a prominent presence on the plaza. This area features an expressive canopy with signage; it uses high quality, smaller-scale materials that are intended to help it stand out from surrounding retail uses. Access to the retail and visitor lobby is located between the Market entry and the residential entry and provides clear and easy access to and from the parking and the plaza space.

6. The DRB identified the plaza and the wide sidewalk areas along Crockett Street and Howe Street as excellent opportunities to green up the building and also indicated that the plaza should be oriented to maximize solar exposure. Large amounts of landscaping have been introduced throughout the project and the applicant has proposed additional landscaping in the right of way as a means of helping transition from commercial to single family zoning. Solar studies have been provided to demonstrate the amount of solar exposure the plaza space receives throughout the year.

7. The DRB and the neighbors requested more information on safety and security measures being taken at the alley, in particular near the loading area. The applicant has provided a preliminary concept for a protected walkway to be used by the Queen Anne Baptist Church and its users. A rolling gate feature will provide security and screening functions for the loading area from the adjacent properties, adding an additional level of safety. Truck maneuvering diagrams have been provided to demonstrate access to and from the site and the loading area.

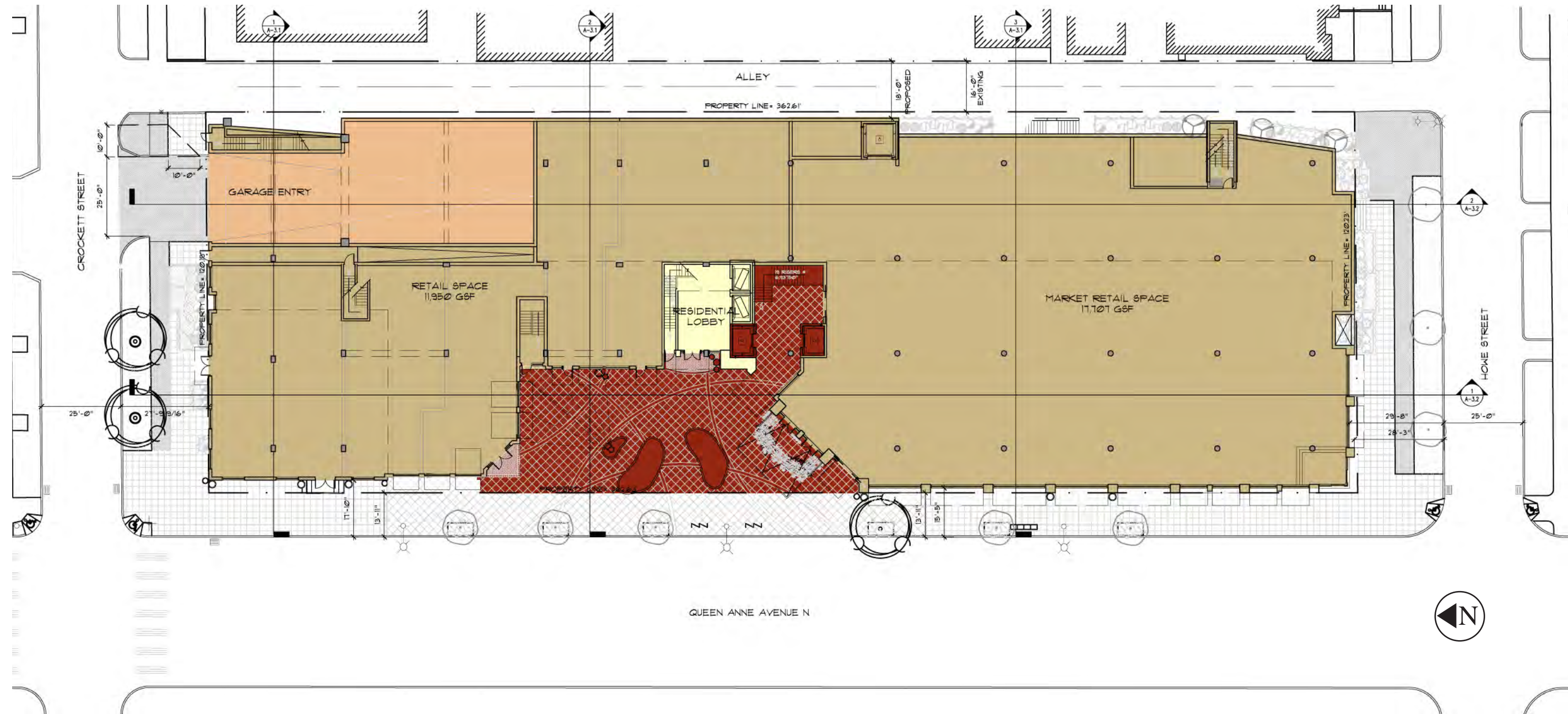


ALLOWABLE BUILDING HEIGHT PER SMC NC2P-40 ZONING

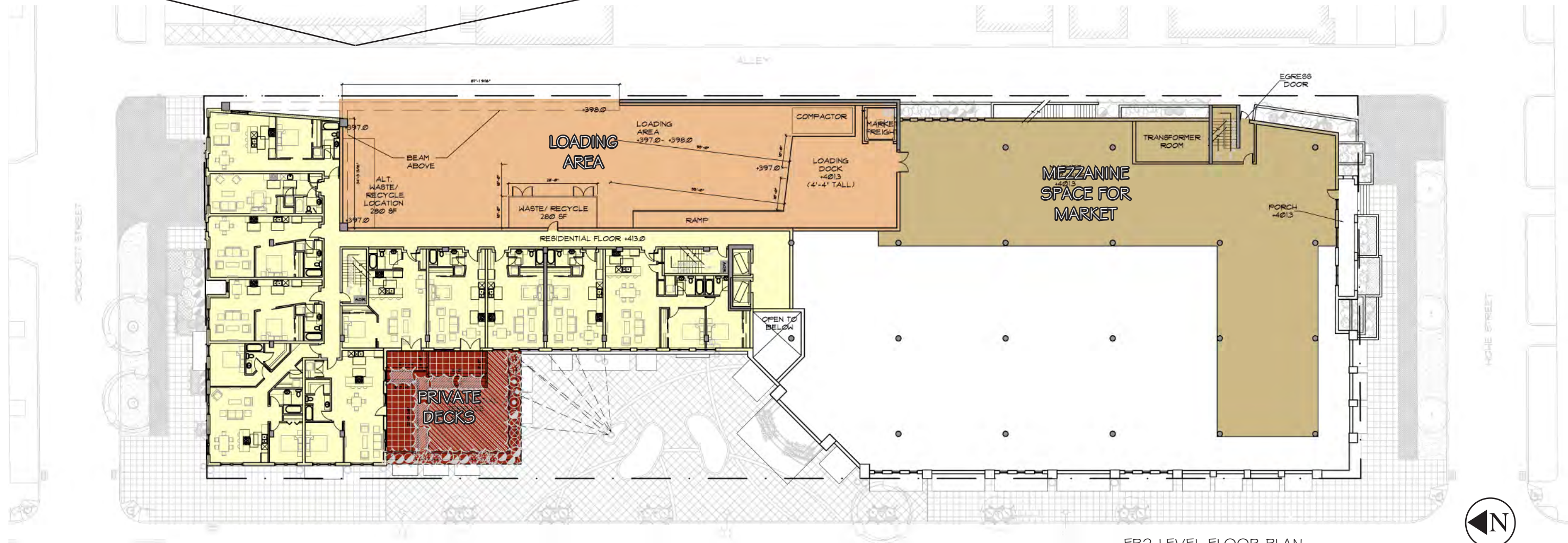
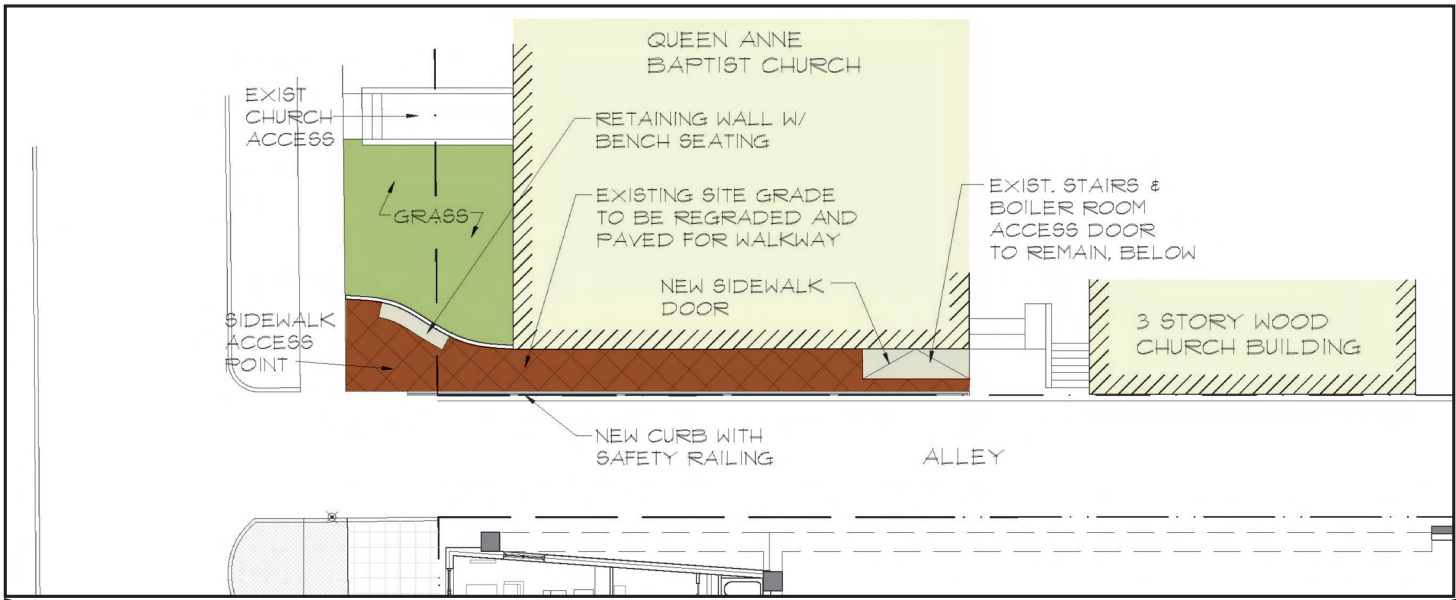


ALLOWABLE BUILDING HEIGHT WITH SMC PROVISIONS

RETAIL LEVEL FLOOR PLAN



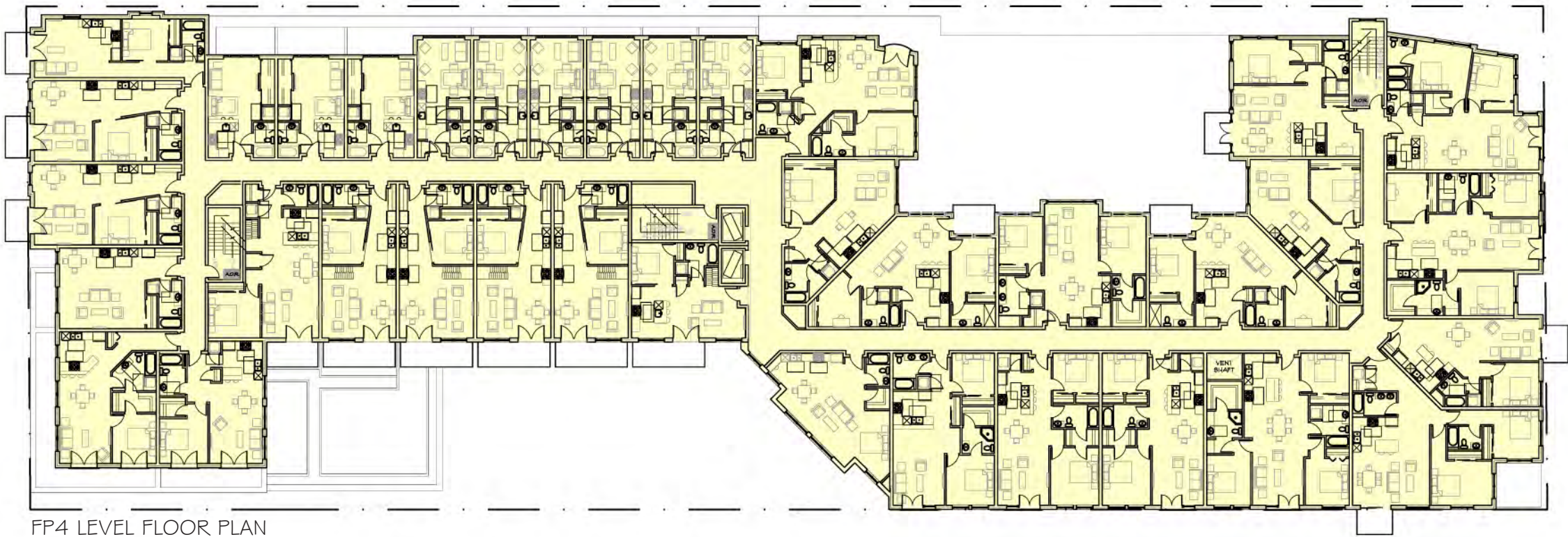
RETAIL LEVEL FLOOR PLAN



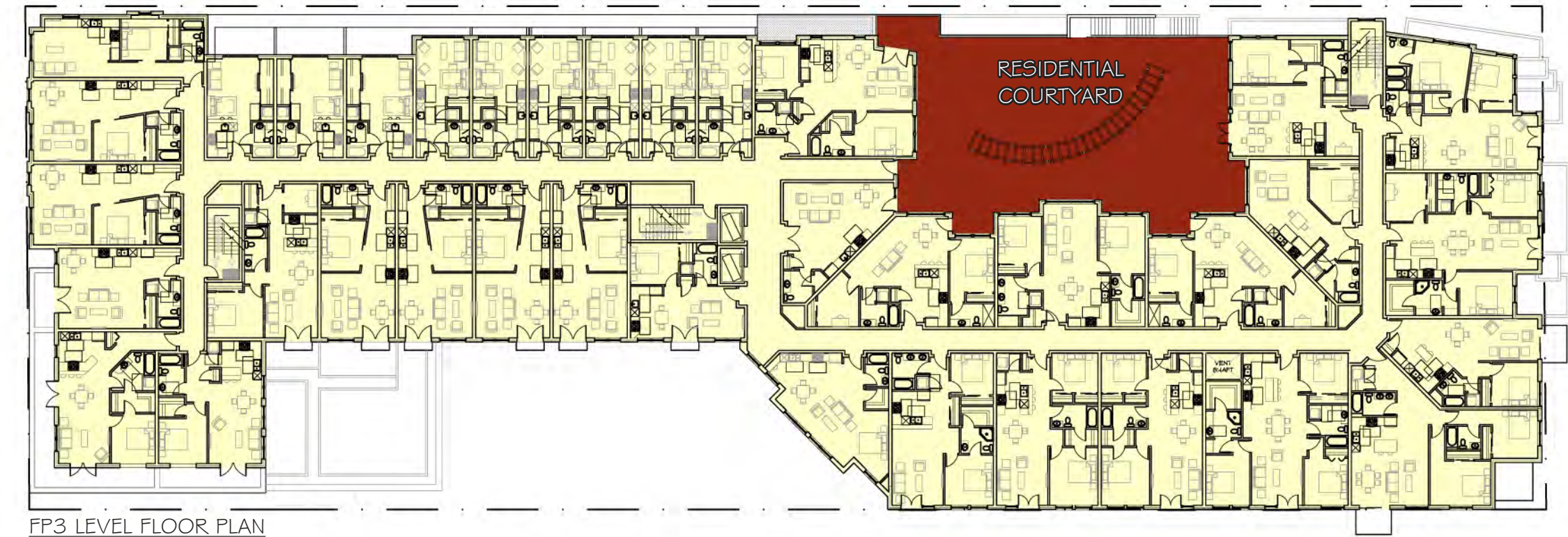
FP2 LEVEL FLOOR PLAN



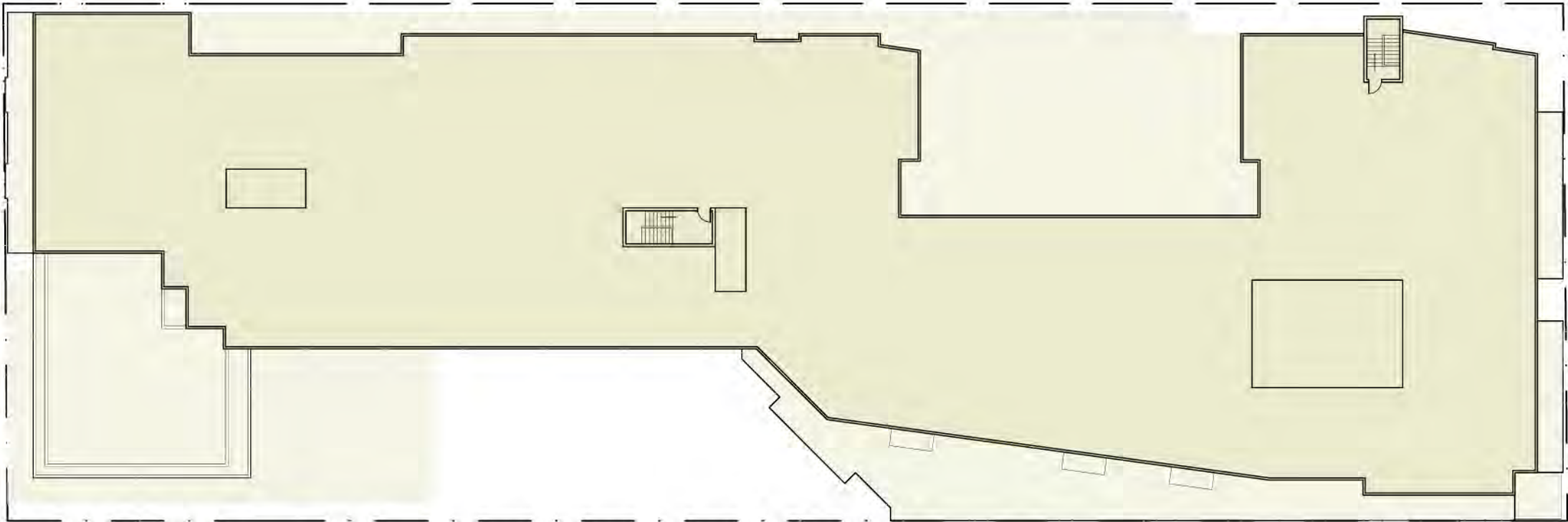
FP3 & FP4 LEVEL FLOOR PLANS



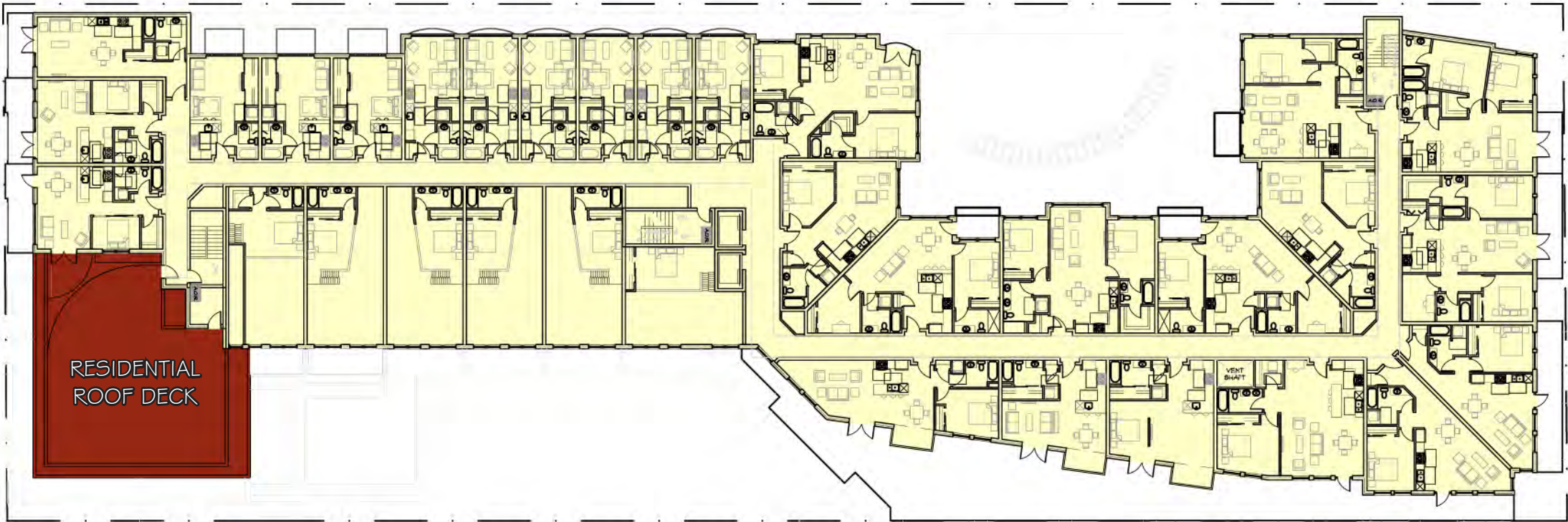
FP4 LEVEL FLOOR PLAN



FP3 LEVEL FLOOR PLAN



ROOF LEVEL PLAN

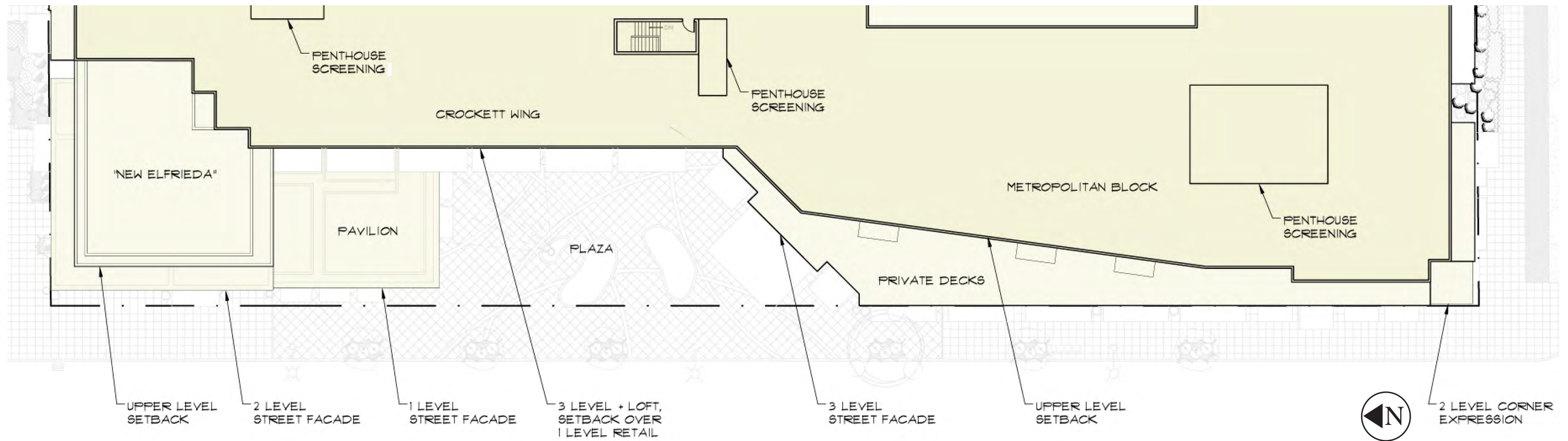


FP5 LEVEL FLOOR PLAN

WEST ELEVATION

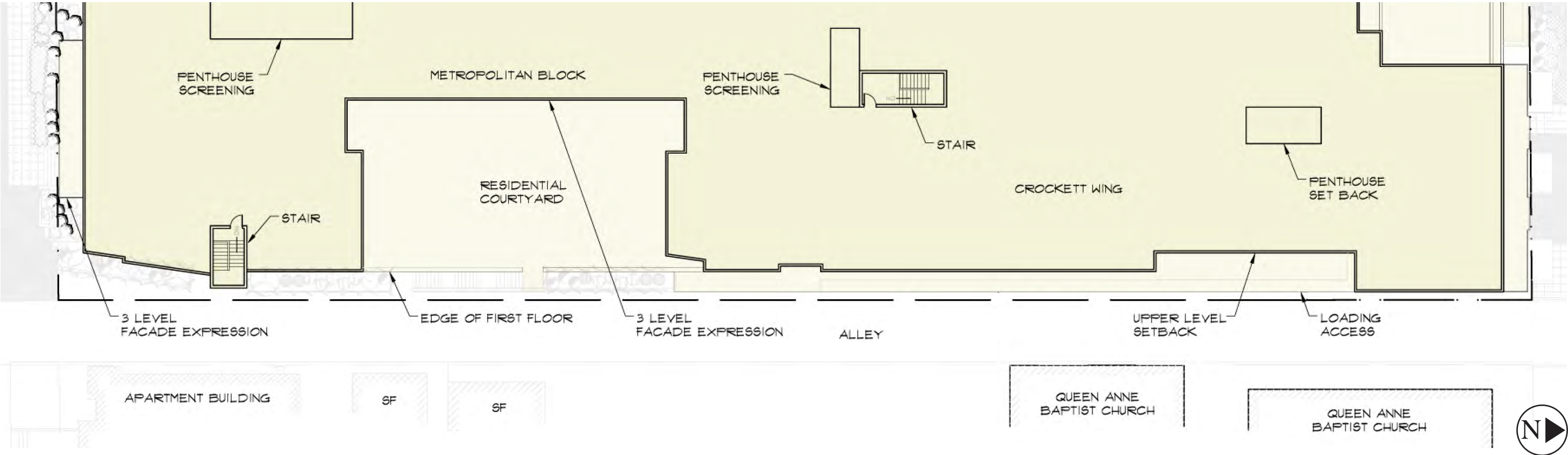


WEST ELEVATION





EAST ELEVATION



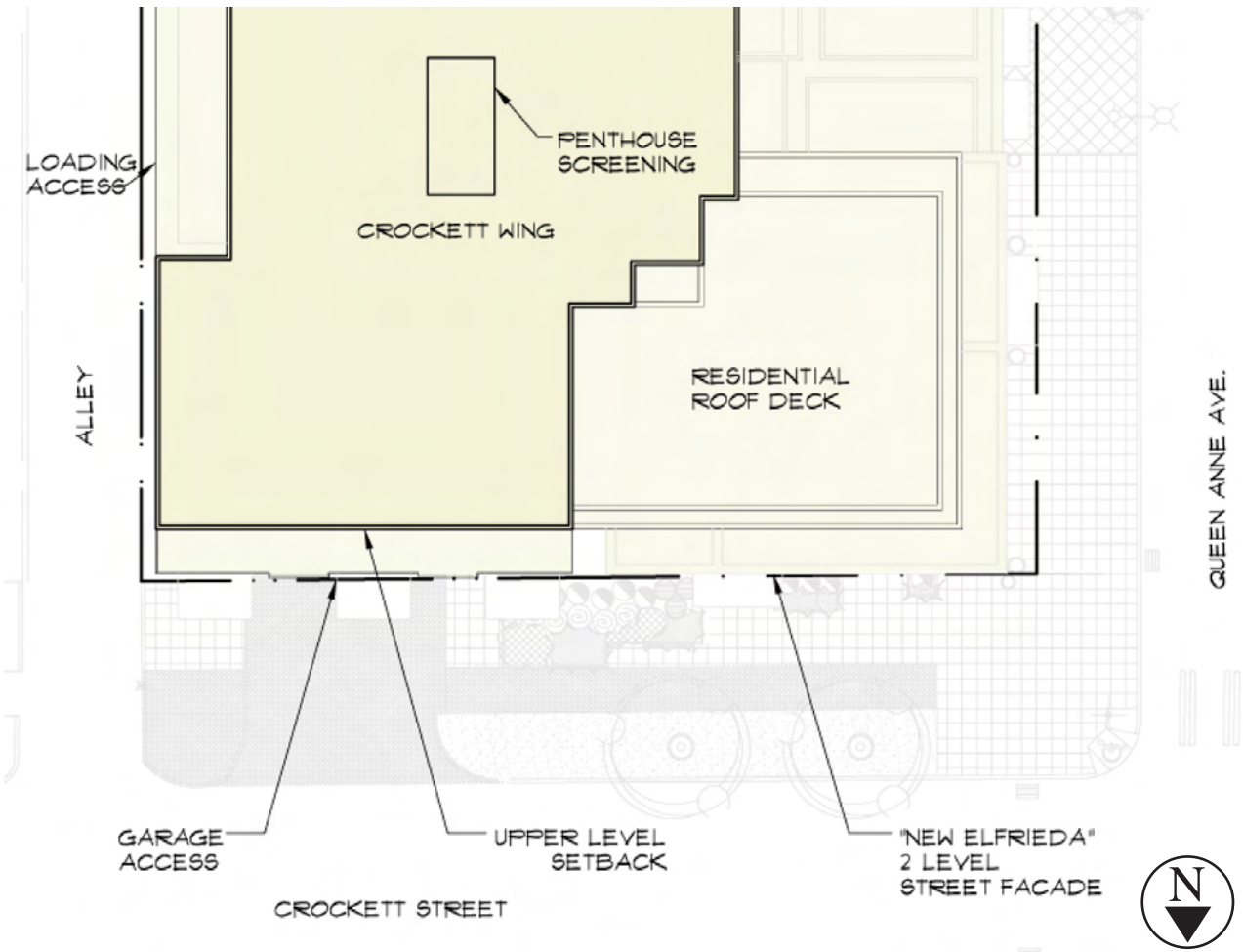
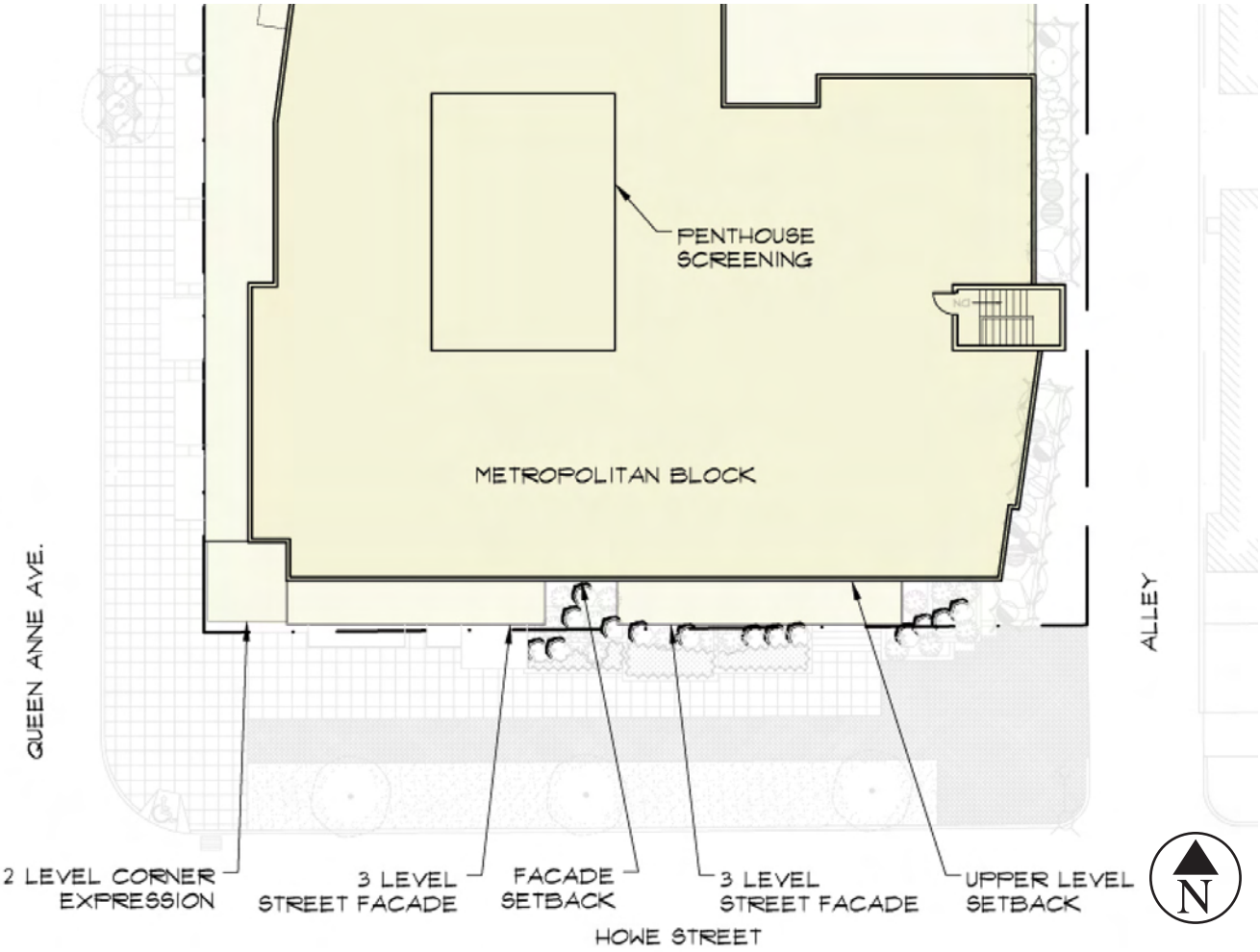
NORTH & SOUTH ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION





SOUTH PLAZA



WEST PLAZA



NORTH PLAZA- MARKET ENTRY



NORTH COURT



EAST COURT



SOUTH COURT





VIEW LOOKING SOUTHWEST AT CROCKETT ST & THE ALLEY



VIEW LOOKING SOUTH AT CROCKETT ST & QUEEN ANNE AVENUE



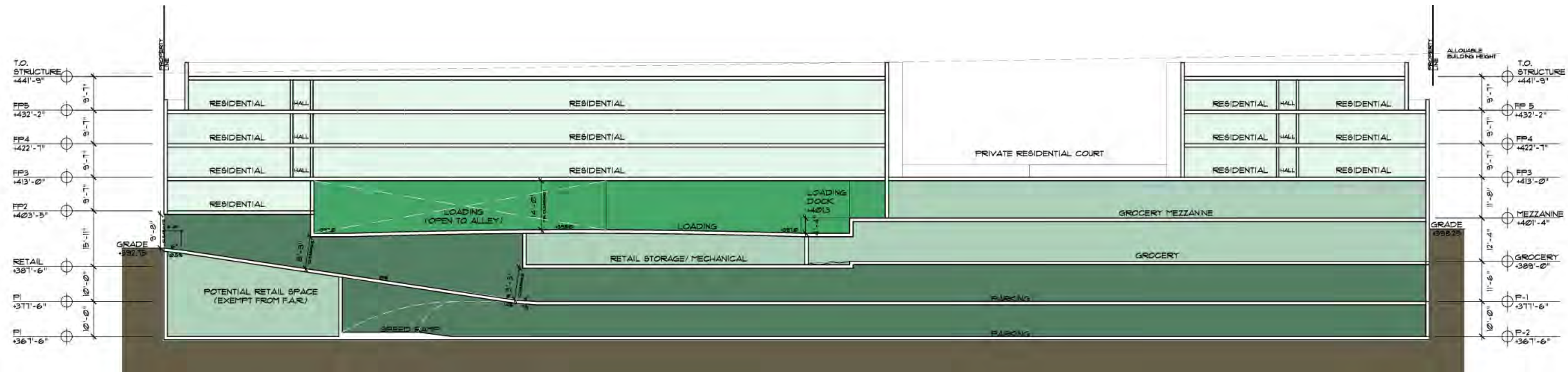
VIEW LOOKING NORTHEAST AT HOWE ST & QUEEN ANNE AVENUE



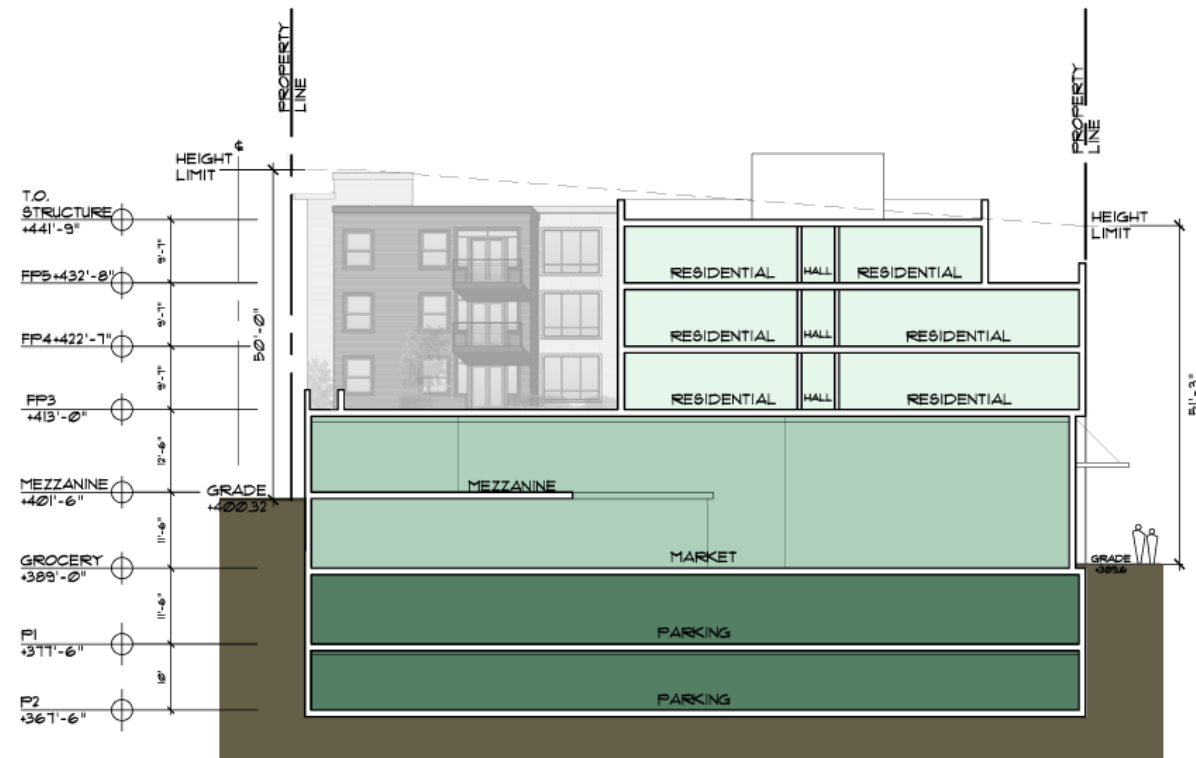
VIEW LOOKING NORTH AT HOWE ST & THE ALLEY



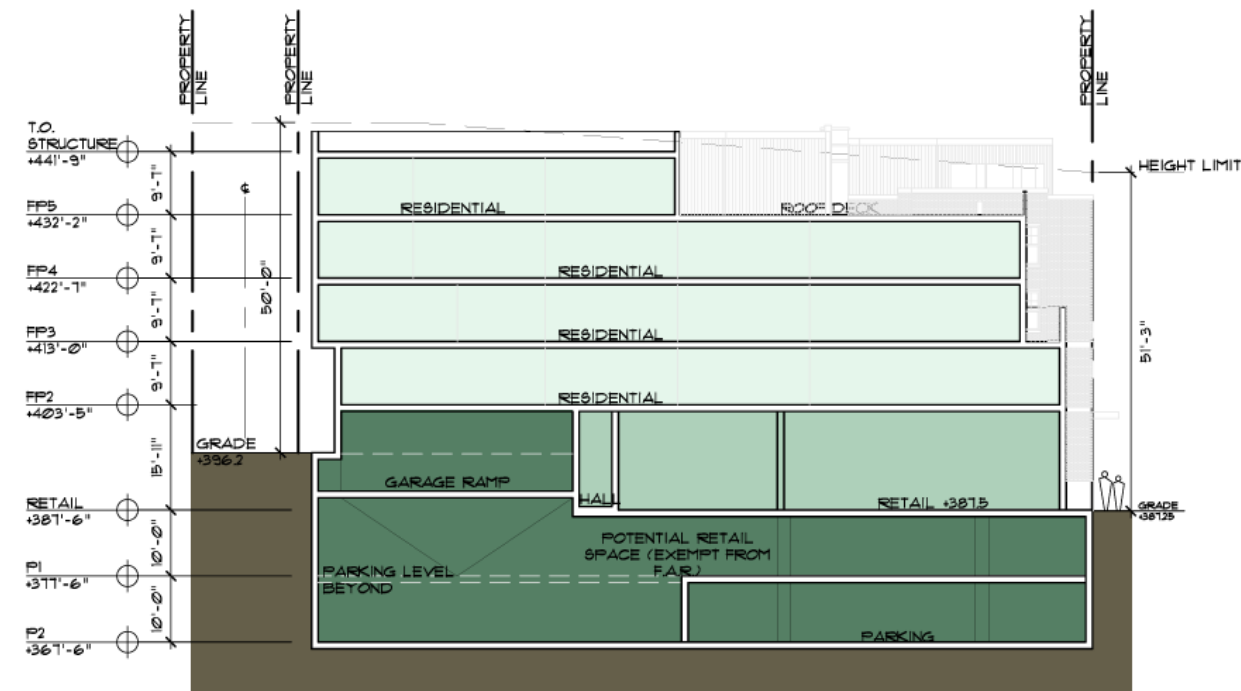
TISCARENO ASSOCIATES
ARCHITECTURE • URBAN DESIGN



SECTION ALONG THE ALLEY AT PARKING ACCESS/ LOADING AREA

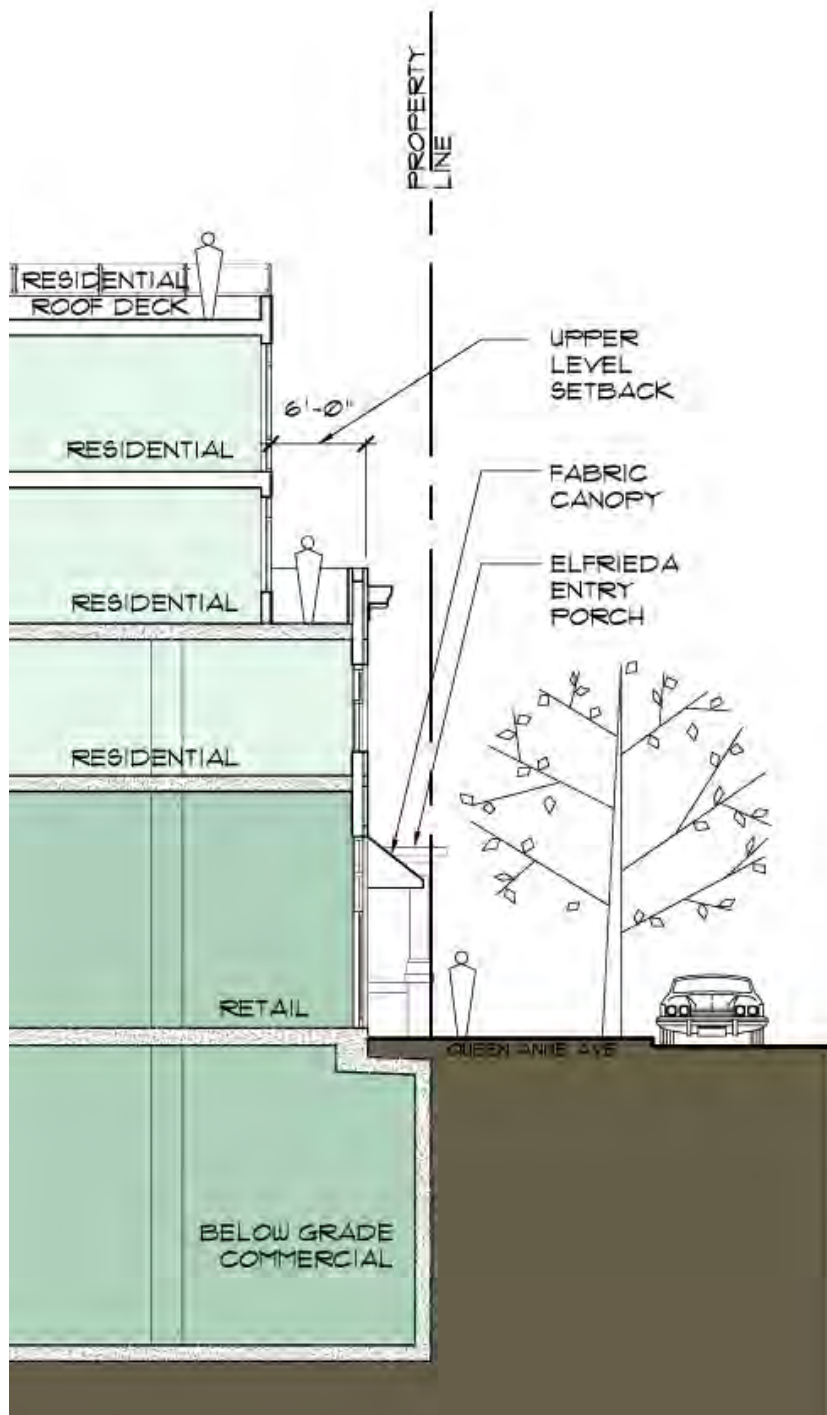


SECTION THROUGH THE MARKET AT HOWE STREET

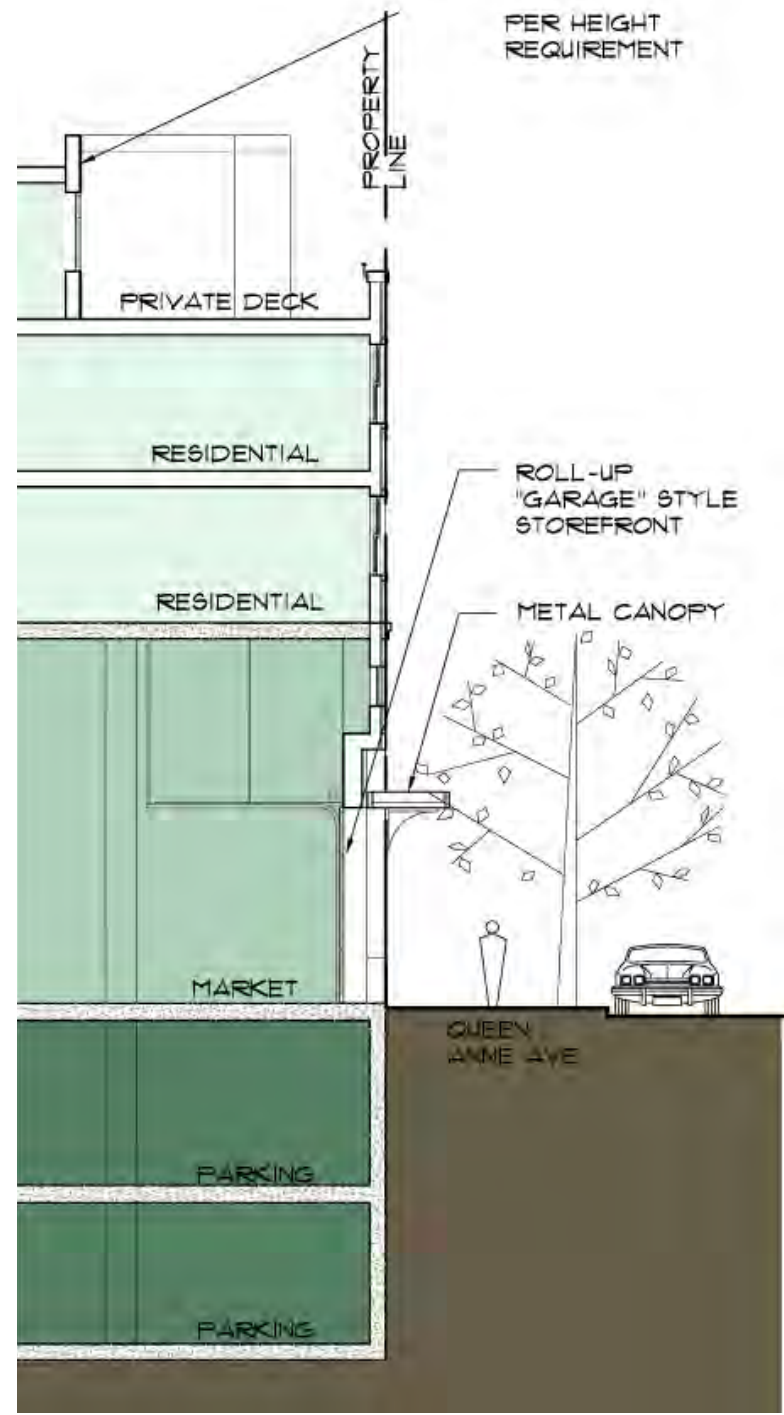


SECTION THROUGH RETAIL AT CROCKETT ST.

STOREFRONT SECTIONS



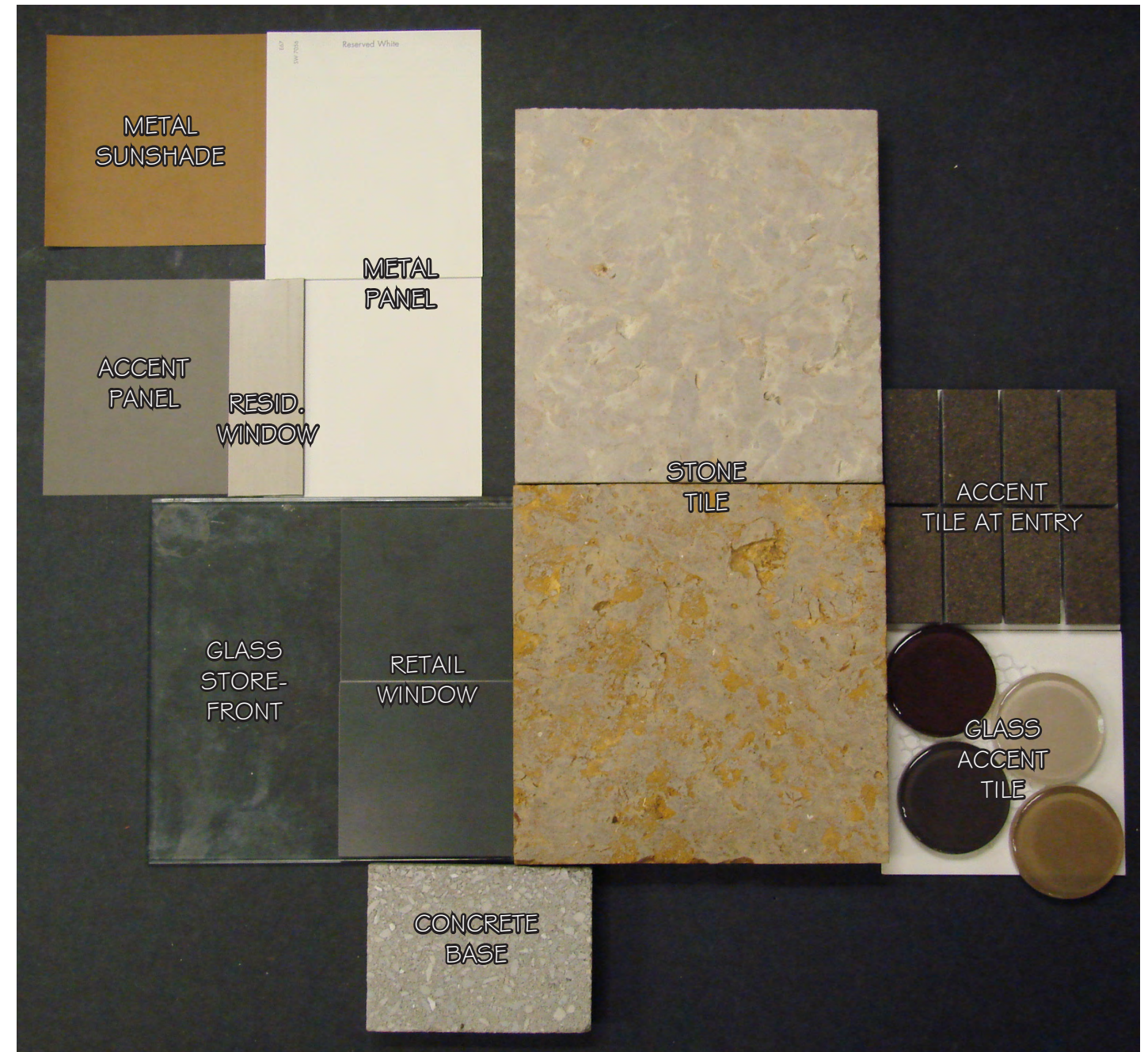
STOREFRONT SECTION AT "NEW ELFRIEDA"



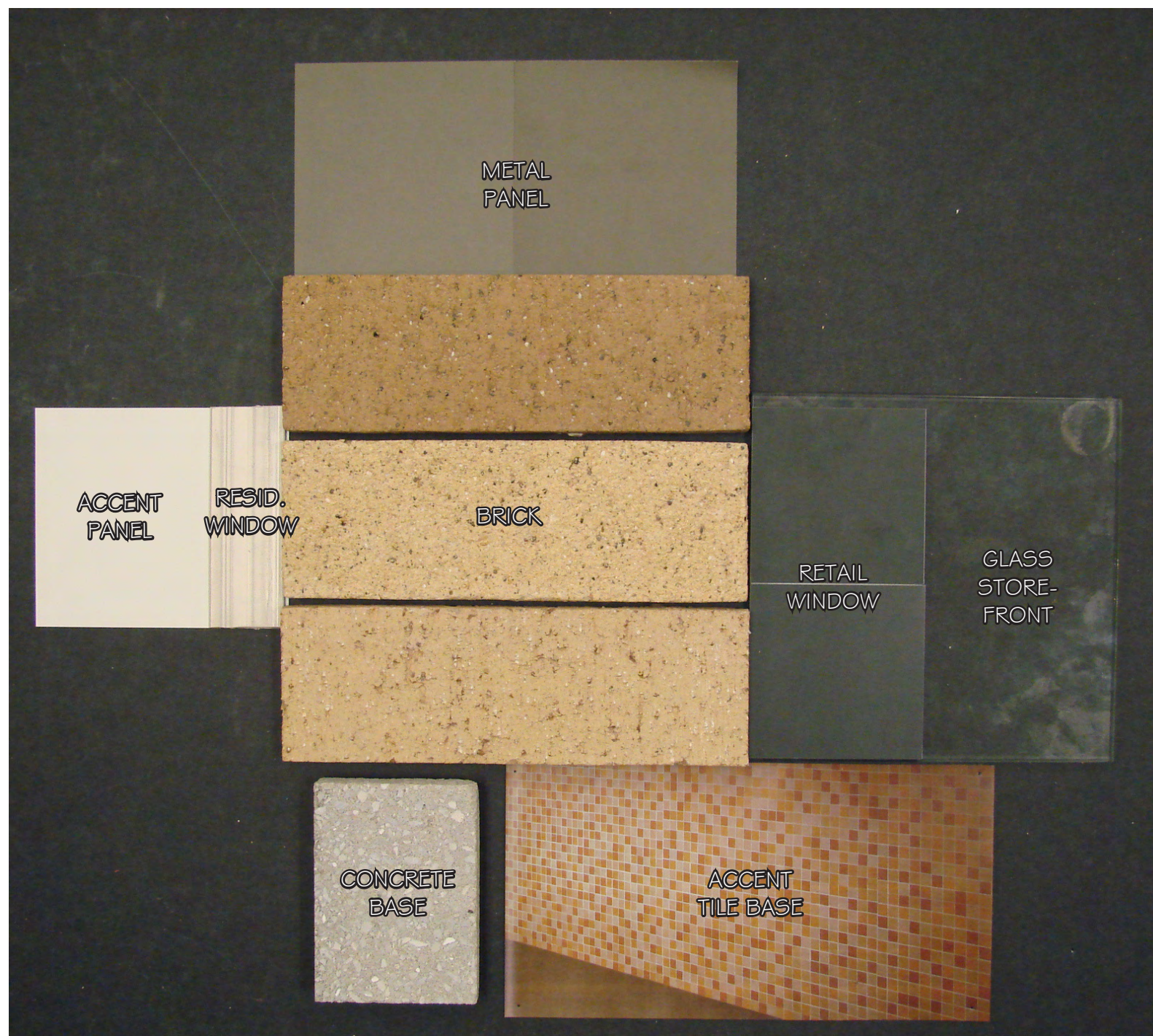
STOREFRONT SECTION AT METROPOLITAN BLOCK



NEW ELFRIEDA & NORTH ELEVATION



CROCKETT WING



METROPOLITAN BLOCK



METROPOLITAN BLOCK- ALLEY FACING COURT



SUMMER SOLSTICE- 2:30 PM

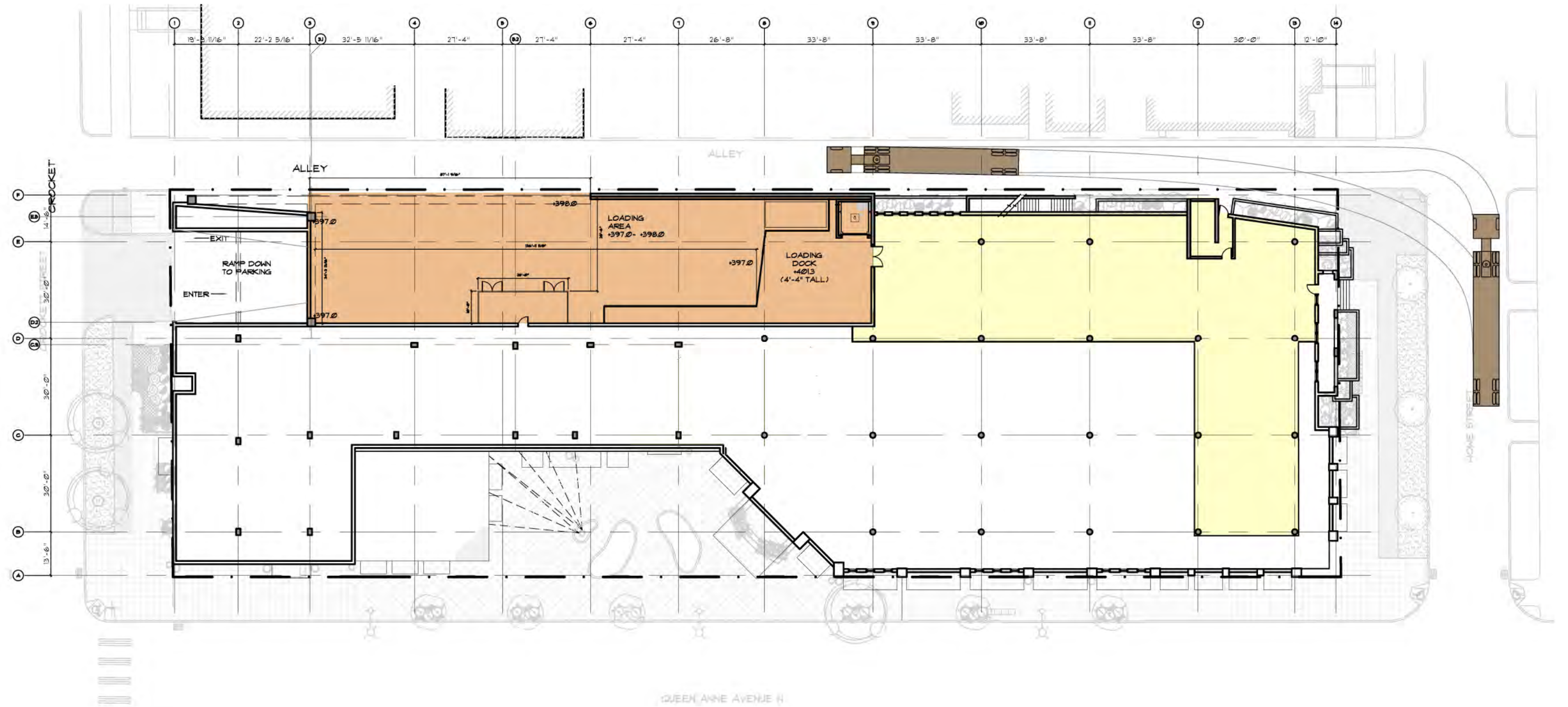
AXONOMETRIC STUDIES WERE CONDUCTED TO DETERMINE THE SOLAR EXPOSURE OF THE PLAZA AND OTHER RESIDENTIAL AMENITY SPACES AT VARIOUS TIMES OF THE YEAR.



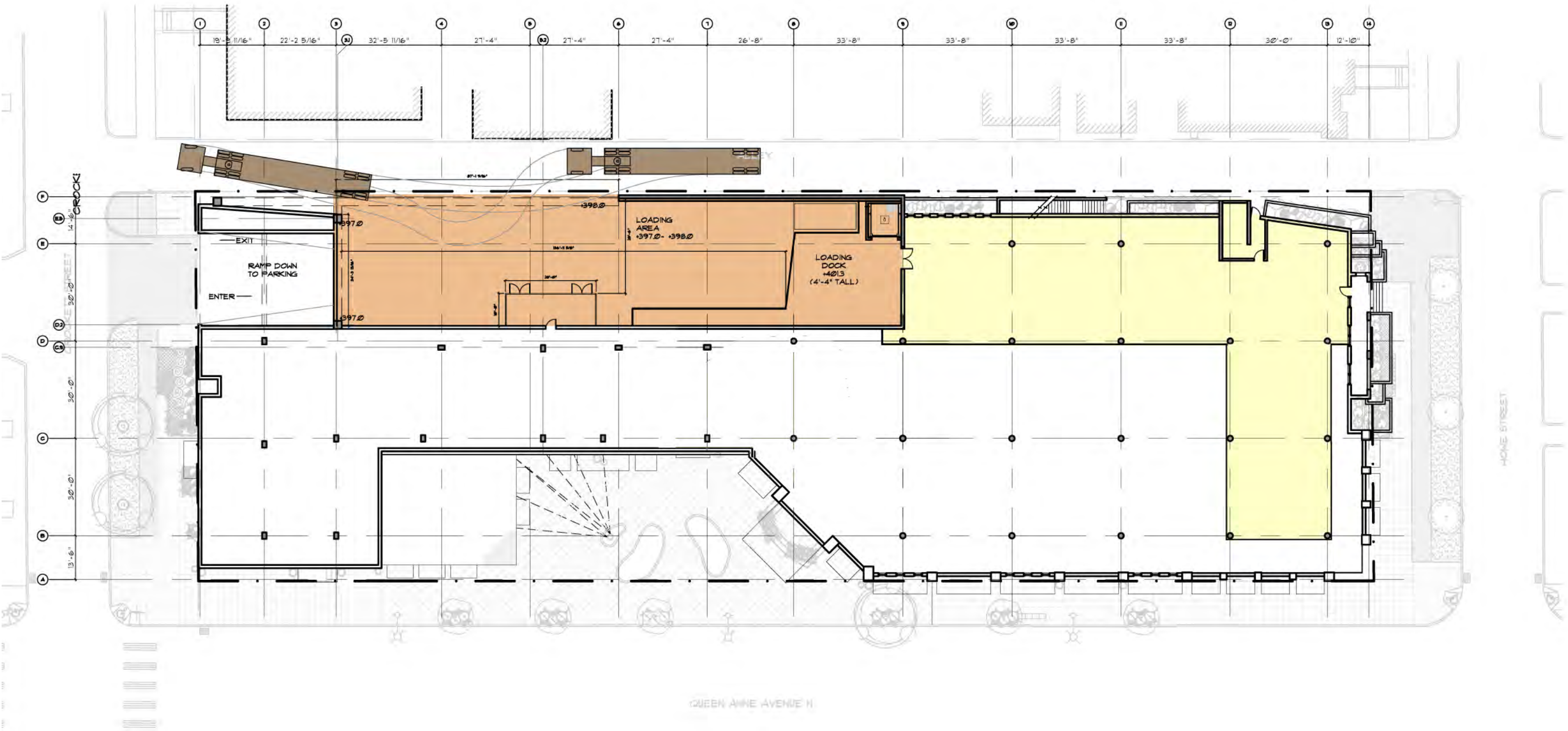
EQUINOX- 2:30 PM



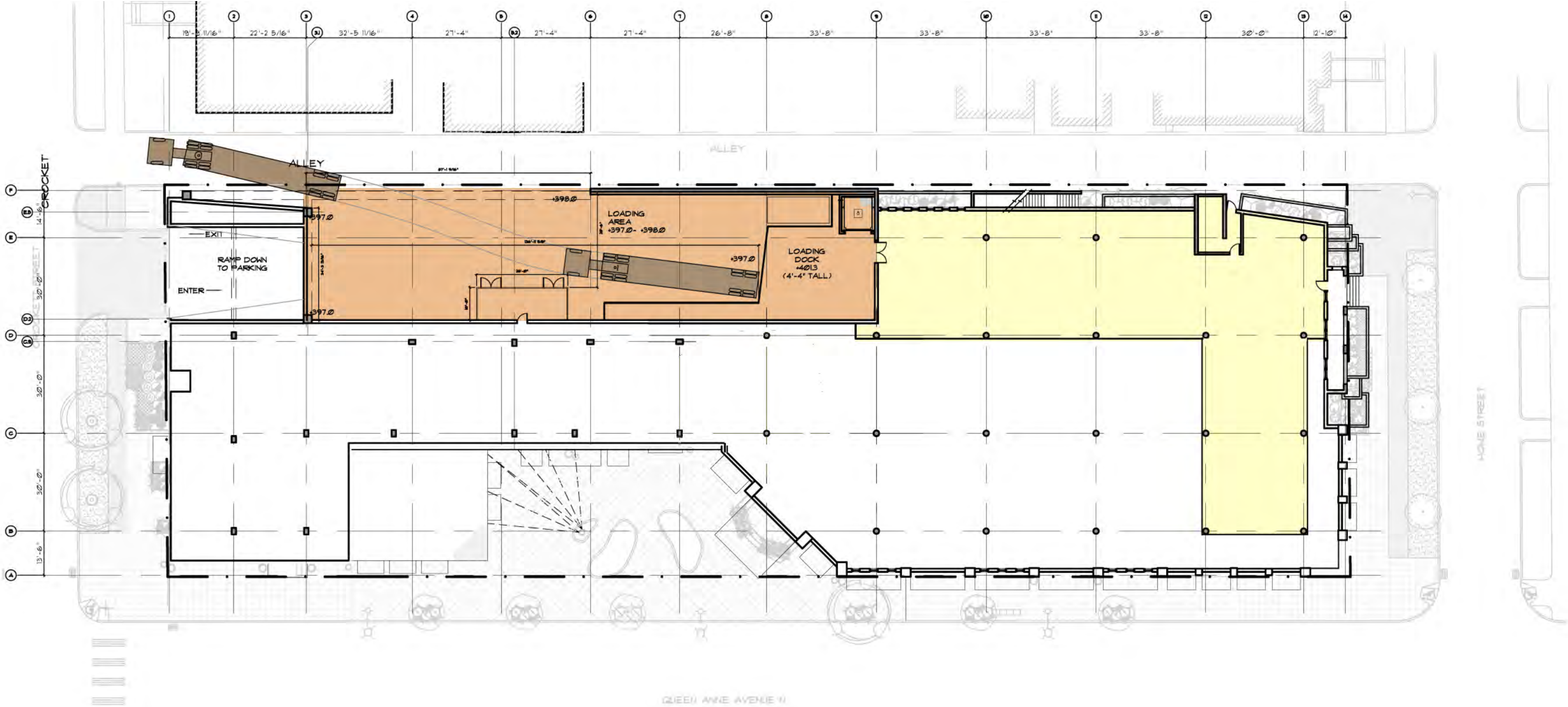
WINTER SOLSTICE- 2:30 PM



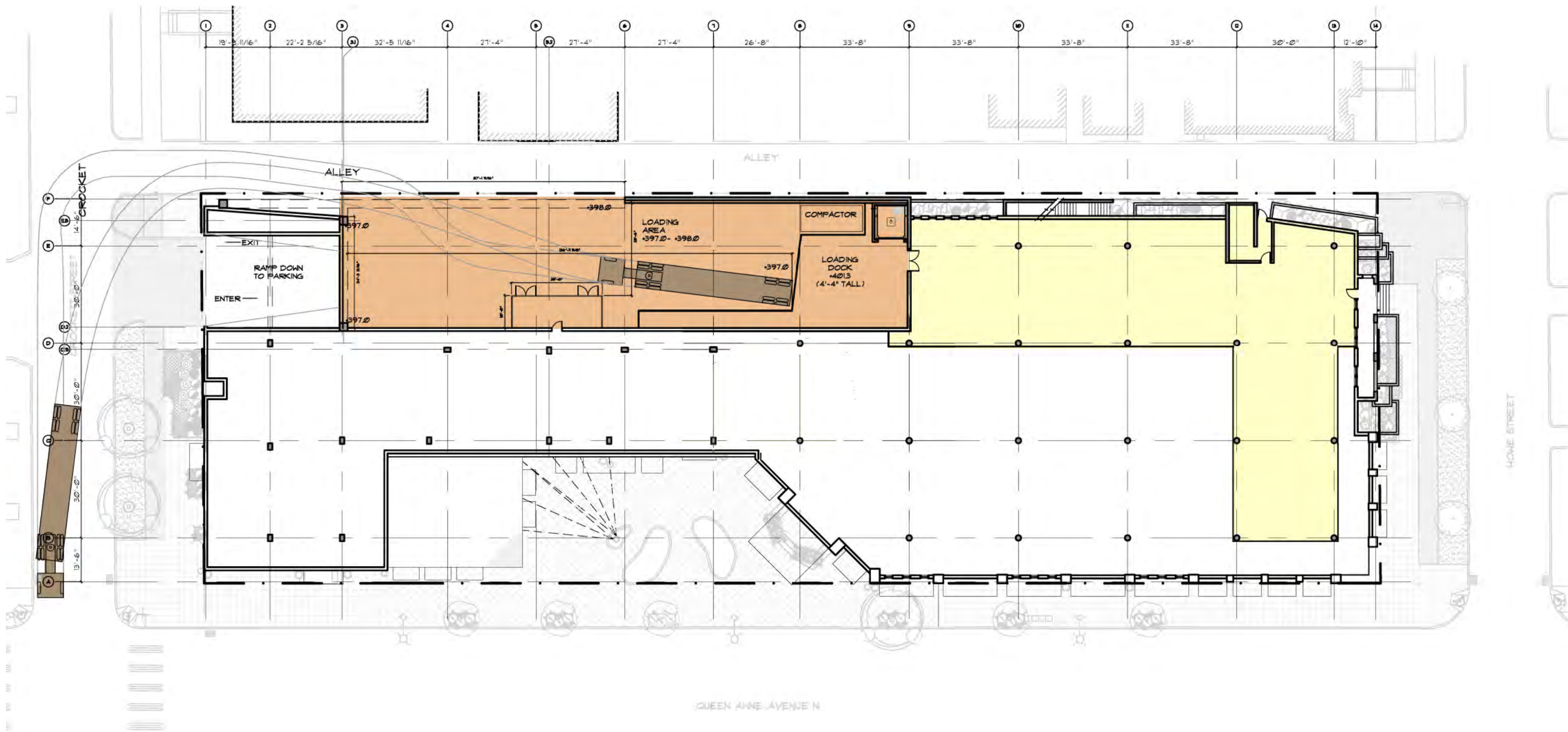
ACCESS STUDY- APPROACH



ACCESS STUDY- STAGING



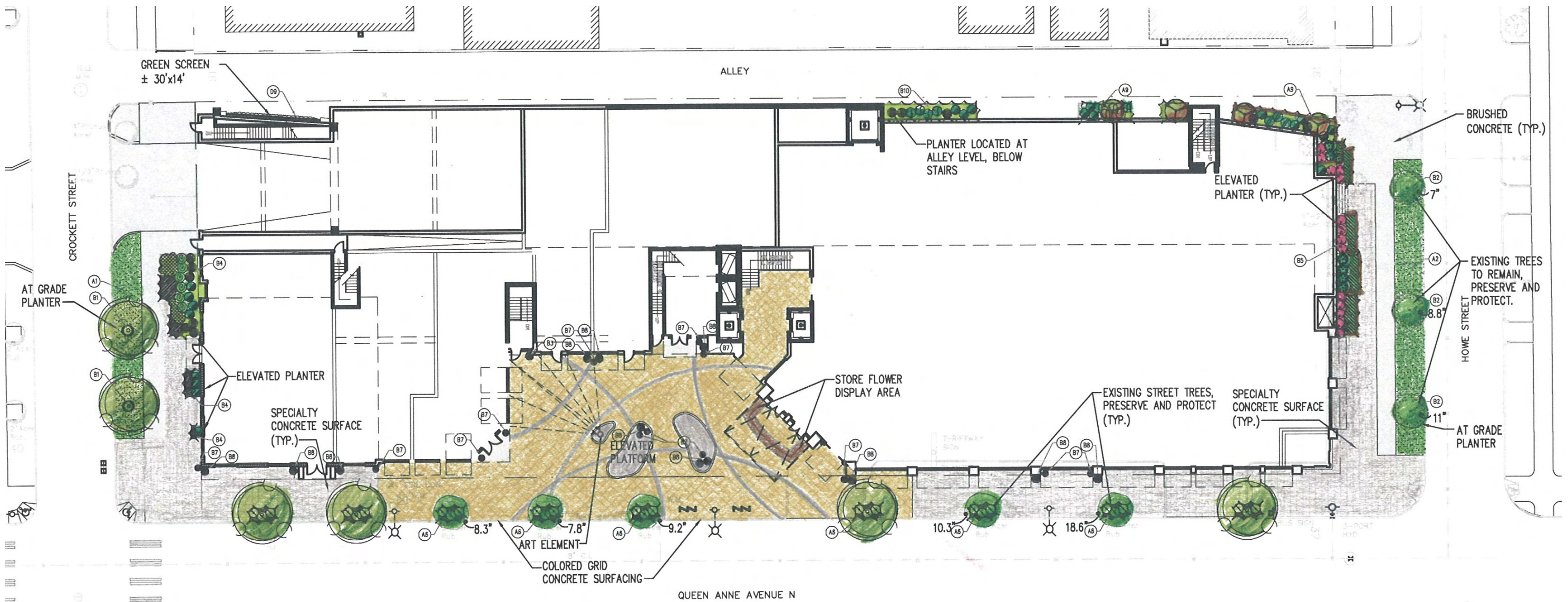
ACCESS STUDY- BACKING



ACCESS STUDY- EXITING

STREET LEVEL LANDSCAPE PLAN

QUEEN ANNE MARKET MIXED USE- 1900 QUEEN ANNE AVE N



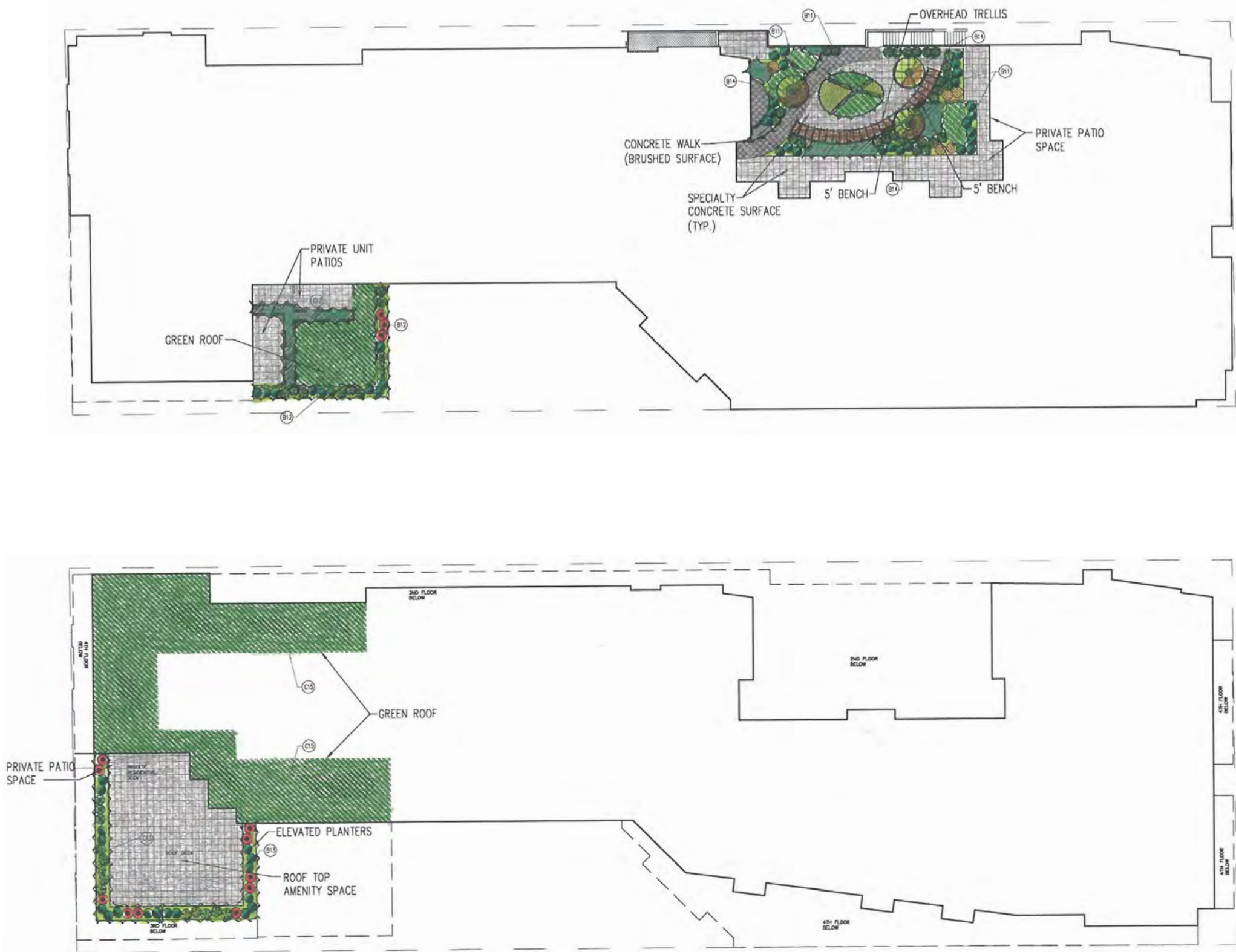
PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
	ACER CIRCINATUM/ 'VINE' MAPLE	12-14' HT., MATCHED SET, B&B, BRANCHED @ 5', SPECIMEN QUALITY, OR USE EXISTING SPECIES ONSITE VIA TRANSPLANT
	ACER RUBRUM 'AUTUMN BLAZE'/ 'AUTUMN BLAZE' MAPLE	2-1/2\" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'/ 'LITTLE GEM' MAGNOLIA	1-3/4\" TO 2\" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	EXISTING TREE TO REMAIN WITH DIAMETER AS SHOWN	PRESERVE AND PROTECT
SHRUBS		
	BERBERIS THUNBERGII 'KOBOLD'/ 'KOBOLD' GREEN BARBERRY	5 GAL., CONT., 12\" MIN. SPRD., FULL & BUSHY

	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'/ 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. CONT., 24\" MIN. HEIGHT, FULL & BUSHY
	CISTUS PURPUREUS/ ORCHID ROCKROSE	5 GAL. CONT., 24\" MIN. HEIGHT, FULL & BUSHY
	DEUTZIA X ROSEA/ FOSEA DEUTZIA	5 GAL. CONT., 24\" MIN. HEIGHT, FULL & BUSHY
	HEBE 'PATTY'S PURPLE'/ 'PATTY'S PURPLE' HEBE	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY
	HELLEBORUS ARGUTIFOLIUS/ CORSICAN HELLEBORE	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY
	BUXUS X 'GREEN GEM'/ 'GREEN GEM' BOXWOOD	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVANDER	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY
	NANDINA DOMESTICA 'FIRE POWER'/ 'FIRE POWER' HEAVENLY BAMBOO	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY
	PENNISETUM SETACEUM 'RUBRUM'/ PURPLE FOUNTAIN GRASS	1 GAL., CONT., 12\" MIN. SPRD., FULL & BUSHY
	PRUNUS LAUROCERASUS 'MOUNT VERNON'/ 'MOUNT VERNON' LAUREL	18-24\" SPRD., B&B, FULL & BUSHY
	STIPA GIGANTEA/ GIANT FEATHER GRASS	5 GAL. CONT., 18\" MIN. HT., FULL & BUSHY

	TAXUS BACCATA 'FASTIGIATA'/ IRISH YEW	18-24\" SPRD., B&B, FULL & BUSHY
	TAXUS MEDIA 'DENSIFORMIS'/ DENSE YEW	8' MIN. HT., WELL FORMED, B&B
GROUND COVER		
	EPIEDIUM GRANDIFLORUM 'ROSE QUEEN'/ 'ROSE QUEEN' BISHOP'S HAT	1 GAL. CONT., PLANT @ 12\" O.C.
	FESTUCA GLAUCA 'ELIJAH BLUE'/ 'ELIJAH BLUE' FESCUE	1 GAL. CONT., PLANT @ 12\" O.C.
	NASSELLA TENUISSIMA/ MEXICAN FEATHER GRASS	2 GAL. CONT., PLANT @ 2-3' O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'/ 'LITTLE BUNNY' FOUNTAIN GRASS	1 GAL. CONT., PLANT @ 12\" O.C.
	SOD LAWN AREA	EMERALD TURF /J.B.SOD OR EQUIVALENT USE FESCUE/RYE/BLUEGRASS BLENDS
	VINCA MINOR/ PERIWINKLE	4\" POTS, PLANT @ 18\" O.C.

TISCARENO ASSOCIATES
ARCHITECTURE + URBAN DESIGN



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
TREES		
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	ACER RUBRUM 'AUTUMN BLAZE'/ 'AUTUMN BLAZE' MAPLE	2-1/2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'/ 'LITTLE GEM' MAGNOLIA	1-3/4" TO 2" CAL., MATCHED SET, B&B, 10' MIN. HT., BRANCHED @ 5', SPECIMEN QUALITY
	EXISTING TREE TO REMAIN WITH DIAMETER AS SHOWN	PRESERVE AND PROTECT
SHRUBS		
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	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'/ 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. CONT., 24" MIN. HEIGHT, FULL & BUSHY
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	HEBE 'PATTY'S PURPLE'/ 'PATTY'S PURPLE' HEBE	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
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	BUXUS X 'GREEN GEM'/ 'GREEN GEM' BOXWOOD	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
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	NANDINA DOMESTICA 'FIRE POWER'/ 'FIRE POWER' HEAVENLY BAMBOO	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	PENNISETUM SETACEUM 'RUBRUM'/ PURPLE FOUNTAIN GRASS	1 GAL. CONT., 12" MIN. SPRD., FULL & BUSHY
	PRUNUS LAUROCERASUS 'MOUNT VERNON'/ 'MOUNT VERNON' LAUREL	18-24" SPRD., B&B, FULL & BUSHY
	STIPA GIGANTEA/ GIANT FEATHER GRASS	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY
	TAXUS BACCATA 'FASTIGIATA'/ IRISH YEW	18-24" SPRD., B&B, FULL & BUSHY
	TAXUS MEDIA 'DENSIFORMIS'/ DENSE YEW	8' MIN. HT., WELL FORMED, B&B
GROUND COVER		
	EPIMEDIUM GRANDIFLORUM 'ROSE QUEEN'/ 'ROSE QUEEN' BISHOP'S HAT	1 GAL. CONT., PLANT @ 12" O.C.
	FESTUCA GLAUCA 'ELIJAH BLUE'/ 'ELIJAH BLUE' FESCUE	1 GAL. CONT., PLANT @ 12" O.C.
	NASSELLA TENUISSIMA/ MEXICAN FEATHER GRASS	2 GAL. CONT., PLANT @ 2-3' O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'/ 'LITTLE BUNNY' FOUNTAIN GRASS	1 GAL. CONT., PLANT @ 12" O.C.
	SOD LAWN AREA	EMERALD TURF /J.B.SOD OR EQUIVALENT USE FESCUE/RYE/BUEGRASS BLENDS
	VINCA MINOR/ PERIWINKLE	4" POTS, PLANT @ 18" O.C.